

PLANNING COMMITTEE

Monday, 18th February, 2019

Present:-

Councillor Brittain (Chair)

Councillors	P Barr	Councillors	Dickinson
	Bingham		T Gilby
	Brady		Hill
	Callan		Miles
	Catt		Sarvent
	Caulfield		Simmons
	Davenport		

The following site visits took place immediately before the meeting and were attended by the following Members:

CHE/18/00672/FUL - Proposed 32 No. office enterprise centre including hard and soft landscaping works and alterations to the remaining car park layout at Holywell Cross Car Park, Holywell Street, Chesterfield, Derbyshire for Chesterfield Borough Council.

Councillors Barr, Bingham, Brady, Brittain, Callan, Catt, Caulfield, Davenport, Dickinson, Terry Gilby, Hill, Miles, Sarvent and Simmons.

CHE/18/00841/FUL - Proposed demolition of detached garage and erection of a replacement annexe for dependant relative (revised plans received 28.01.2019 and amended plans received 01.02.2019 and 06.02.2019) at 19 Springfield Avenue, Chesterfield, Derbyshire S40 1DJ for Mr Malcolm Bramley.

Councillors Barr, Bingham, Brady, Brittain, Callan, Catt, Caulfield, Davenport, Dickinson, Falconer (ward member), Terry Gilby, Hill, Miles, Sarvent and Simmons.

CHE/18/00152/FUL - Full application for a traveller site with 3 pitches at land to rear of Mayfields, Hady Lane, Hady, Derbyshire S41 0DE for Mr J Cash.

Councillors Barr, Bingham, Brady, Brittain, Callan, Catt, Caulfield, Davenport, Dickinson, Terry Gilby, Hill, Miles, Sarvent and Simmons.

*Matters dealt with under the Delegation Scheme

103 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Wall.

**104 DECLARATIONS OF MEMBERS' AND OFFICERS' INTERESTS
RELATING TO ITEMS ON THE AGENDA**

Councillor Sarvent would take no part in the consideration of agenda item 4(1) (CHE/18/00152/FUL - Full application for a traveller site with 3 pitches at land to rear of Mayfields, Hady Lane, Hady, Derbyshire S41 0DE for Mr J Cash) as she would be addressing the committee as ward member in objection to the application.

105 MINUTES OF PLANNING COMMITTEE

RESOLVED -

That the Minutes of the meeting of the Planning Committee held on 28 January, 2019 be signed by the Chair as a true record.

**106 APPLICATIONS FOR PLANNING PERMISSION - PLANS
DETERMINED BY THE COMMITTEE**

*The Committee considered the under-mentioned applications in light of reports by the Development Management and Conservation Manager and resolved as follows:-

CHE/18/00152/FUL - FULL APPLICATION FOR A TRAVELLER SITE WITH 3 PITCHES AT LAND TO REAR OF MAYFIELDS, HADY LANE, HADY, DERBYSHIRE S41 0DE FOR MR J CASH

In accordance with Minute No. 299 (2001/2002) Mr Mark Badham (objector), Councillor Sarvent (ward member) and Dr Siobhan Spencer (applicant's representative) addressed the meeting.

That the officer recommendation be upheld and the application be approved subject to the following conditions:-

1. The development hereby approved shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plans, with the exception of any approved non material amendment.
3. No development shall commence until a ground contamination assessment, landfill gas risk assessment and remediation statement are submitted to and approved in writing by the LPA. The development shall then be carried out in accordance with the approved remediation statement. Validation of the works undertaken is required to ensure that the development is constructed accordingly and which shall have been agreed in writing by the LPA prior to first occupation on the site.
4. The use of the site shall be restricted to occupancy of the mobile homes only and the number shall not exceed three i.e. the touring caravans shall not be occupied on site as a permanent residence and only three touring caravans shall be allowed within the site on a permanent basis.
5. There shall be no business or commercial activities or storage of materials associated with such activities at the site.
6. Space shall be maintained within the site curtilage for the parking and manoeuvring of all vehicles and caravans associated with the site to allow entry and exit in a forward gear.
7. Prior to any occupation of the site commencing a scheme for boundary treatments, means of enclosure and soft landscaping shall be submitted to the Local Planning Authority in writing, and shall include the following:
 - (i) Retention of existing perimeter vegetation.
 - (ii) Further planting to perimeters and a hedgerow to the northern boundary.
 - (iii) Timescales for planting.
 - (iv) Proposals for replacement of dead/dying planting and maintenance of boundary screening.

(v) Protection of existing hedgerows and boundary vegetation during construction.

The occupation of the site shall not commence until a scheme has been approved in writing by the Local Planning Authority. The planting approved under the scheme shall be implemented in accordance with the approved timescales and retained and maintained thereafter.

8. Prior to the first occupation of the site commencing an external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority, and shall contain the following information:

(i) A plan showing the proposed locations and heights of the luminaires.

(ii) Full details of the luminaires to be installed.

(iii) A site plan plotting the existing and predicted illuminance levels (Lux) across the site and both horizontal and vertical overspill outside the site boundary.

(iv) Details of the measures to be taken for the avoidance of glare.

(v) Details of the power source, i.e. mains or generator.

(vi) Operating times.

(vii) Intensity of illumination and power of light sources.

The external lighting shall not be used on the site other than in accord with the scheme so approved in writing by the Local Planning Authority.

9. The use hereby permitted shall not commence until a scheme for the storage and collection of residential waste has been submitted to and approved in, writing by the Local Planning Authority. The scheme so approved shall be implemented concurrently with the use of the site commencing and shall be retained thereafter.

10. The development hereby approved shall not commence until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been

submitted to and approved in writing by the Local Planning Authority. The details subsequently agreed shall be carried out in full on site prior to any occupation on the site.

CHE/18/00841/FUL - PROPOSED DEMOLITION OF DETACHED GARAGE AND ERECTION OF A REPLACEMENT ANNEXE FOR DEPENDANT RELATIVE (REVISED PLANS RECEIVED 28.01.2019 AND AMENDED PLANS RECEIVED 01.02.2019 AND 06.02.2019) AT 19 SPRINGFIELD AVENUE, CHESTERFIELD, DERBYSHIRE S40 1DJ FOR MR MALCOLM BRAMLEY

In accordance with Minute No. 299 (2001/2002) Mr Richard Hollings (objector) addressed the meeting and Ms Tina Baines (property owner) was present to answer questions from the committee.

That the officer recommendation be upheld and the application be approved subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plan/s (listed below), with the exception of any approved non material amendment.
 - 'Proposed elevations' Revision A Sheet 1 (received 01.02.2019)
 - 'Proposed layout' Revision A Sheet 1 (received 06.02.2019)
 - 'Proposed floor layout' Revision A Sheet 1 (received 28.01.2019)
3. The self-contained accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling on the application site, presently known as 19 Springfield Avenue in that it shall:
 - only be occupied by persons with a familial link or demonstrable relationship to the occupants of the main dwelling;
 - not be identified or addressed as a separate postal address;

- not be occupied in the event the main dwelling is unoccupied;
- not be occupied under any form of contract.

Councillor Davenport left the meeting at this point.

CHE/18/00672/FUL - PROPOSED 32 NO. OFFICE ENTERPRISE CENTRE INCLUDING HARD AND SOFT LANDSCAPING WORKS AND ALTERATIONS TO THE REMAINING CAR PARK LAYOUT AT HOLYWELL CROSS CAR PARK, HOLYWELL STREET, CHESTERFIELD, DERBYSHIRE FOR CHESTERFIELD BOROUGH COUNCIL

In accordance with Minute No. 299 (2001/2002) Mr Patrick Middleton (applicant's representative) and Mr Nick Fenton (applicant's architect) were present to answer questions from the committee.

That the officer recommendation be upheld and the application be approved subject to the following conditions:-

Time Limit etc

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. All external dimensions and elevational treatments shall be as shown on the approved plans (listed below) with the exception of any approved non material amendment.

16-338_PL_04 – Proposed First Floor
16-338_PL_05 – Proposed Second Floor
16-338_PL_06 – Proposed Roof Plan
16-338_PL_07 – Proposed Elevations Sheet 1
16-338_PL_08 – Proposed Elevations Sheet 2
16-338_PL_09 – Proposed Elevations Sheet 3
16-338_PL_10 – Proposed Sections
16-338_PL_11 – Indicative External Signage Locations
16-338_PL_12A – Proposed Substation & Cycle Store Details
16-338_PL_13 – Proposed Visuals – Sheet 1
16-338_PL_14 – Proposed Visuals – Sheet 2
16-338_PL_15 – Proposed Visuals – Sheet 3

16-338_PL_16 – Typical Details – Sheet 1
16-338_PL_17 – Typical Details – Sheet 1
16-338_PL_19 – Typical Window Details – Sheet 2
16-338_PL_20 – Substation & Cycle Store Proposed Visualisations
6629-NQWC-MJM-00-B2-DR-C-1500 D2_P6 – Proposed Drainage Plan

Acoustic Report by Acoustic Consultancy Partnership Ltd dated 7th September 2018;

BREEAM Pre-Assessment Report by DDA Building Services Consultant Engineers dated 28th August 2018;

Coal Mining Risk Assessment by DTS Raeburn Limited dated April 2017;

Design and Access Statement by Whittam Cox dated September 2018;

Ecology Report by Kate Priestman Ecology dated August 2018;

Energy and Sustainability Statement by DDA Building Services Consultant Engineers dated 10th September 2018;

Flood Risk Assessment Rev A by MJM Consulting Engineers dated 27th September 2018;

Geo-Environmental Appraisal by DTS Raeburn Limited dated August 2017;

Desk Based Assessment by ArchHeritage dated August 2017;

Heritage Statement by ArchHeritage dated August 2017;

Passive Design Report Statement by DDA Building Services Consultant Engineers dated 10th September 2018;

Preliminary Risk Assessment Report by DTS Raeburn Limited dated February 2017;

Site Investigation Plan by DTS Raeburn Limited;

Thermal Comfort Report by DDA Building Services Consultant Engineers dated August 2017;

Transport Statement by AECOM dated August 2017;

Travel Plan by AECOM dated August 2017; and

UXO Risk Assessment by First Line Defence Ltd dated 3rd April 2017.

Revised Plans Received 31/01/2019:

16-338_PL_01A – Existing Site Layout Plan
16-338_PL_02A – Proposed Site Plan
16-338_PL_03A – Proposed Ground Floor
PL1684-VW-101 – General Arrangement
PL1684-VW-102 – Operational Diagram
PL1684-VW-106 – Existing Levels
PL1684-VW-107 – Proposed Levels
PL1684-VW-108 – Hardworks Plan
PL1684-VW-109 – Softworks Plan
PL1684-VW-112 – Thermoplastic Markings
PL1684-VW-113 – Lighting Strategy
PL1684-VW-114 – Drainage Strategy
PL1684-VW-115 – Phase I Masterplan
PI1684-VW-121 – Car Park Throughout Construction Period

Drainage

3. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
4. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved in writing by The Local Planning Authority.

Archaeology

5. a) No development shall take place until a Written Scheme of Investigation for archaeological work has been submitted to and approved by the local planning authority in writing, and until any pre-start element of the approved scheme has been completed to the written satisfaction of the local planning authority.

The scheme shall include an assessment of significance and research questions; and

1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation
- b) No development shall take place other than in accordance with the archaeological Written Scheme of Investigation approved under condition (a).
- c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition (a) and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

Highways/Cycle

6. No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:
- Parking of vehicles of site operatives and visitors
 - routes for construction traffic
 - hours of operation
 - method of prevention of debris being carried onto highway

- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

7. Prior to the commencement of any other development the existing access points (entry and exit) to the Holywell Cross Car Park shall be amended (in accordance with a scheme to first be agreed in writing by the Local Planning Authority) to facilitate the creation of a separate construction access point and public car park access point off the existing highway network. The amended access points shall only be permitted to operate throughout the construction phase of development in consultation with the Local Planning Authority/Local Highways Authority who reserve the right to require the public car access point (entry and exit) to be closed in the event its operation raises serious highway safety concerns, unless an alternative scheme is agreed and implemented under the provisions of this condition.

8. Within 3 months of commencement of development a scheme detailing the reinstatement of the Holywell Cross Car Park access points back to dedicated entry and exits only post construction shall be submitted to and agreed in writing by the Local Planning Authority. Only those details agreed in writing shall be implemented prior to the occupation of the development.

9. In addition to the secure cycle parking facilities detailed on drawing no. 16-338_PL_12A – Proposed Substation & Cycle Store Details; and 16-338_PL_20 – Substation & Cycle Store Proposed Visualisations which shall be provided for the purposes of the users of the development hereby approved, the premises, the subject of the application, shall not be taken into use until at least 3 no. 'Sheffield' type parking stands have been provided within the application site spaced at least 1.2m apart, with the cycle stands being maintained throughout the life of the development free from any impediment to its designated use.

Ecology/Trees

10. Prior to building works commencing above foundation level, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority to achieve a net gain in biodiversity in accordance with the NPPF 2018. Such approved measures should be implemented in full and maintained thereafter. Measures shall include:

- details of integrated swift boxes will be clearly shown on a plan (positions/specification/numbers);
- details of integrated bat boxes will be clearly shown on a plan (positions/specification/numbers);
- summary of ecologically beneficial landscaping (full details to be provided in Landscape Plans).

11. Prior to completion of the development hereby approved, details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development, whichever is the sooner. Details shall include:

- 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and plants to be planted;
- 2) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
- 3) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 4) specifications for operations associated with plant establishment and maintenance that are compliant with best practice.

All soft landscaping shall have a written five year maintenance programme following planting. Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Unless further specific permission has been given by the Local Planning Authority, replacement planting shall be in accordance with the approved details.

Others

12. Before construction works commence or ordering of external materials takes place, precise specifications or samples of the walling and roofing materials to be used shall be submitted to the Local Planning Authority for consideration. Only those materials approved in writing by the Local Planning Authority shall be used as part of the development.

13. Construction work shall only be carried out on site between 8:00am and 6:00pm Monday to Friday, 9:00am to 5:00pm on a Saturday and no work on a Sunday or Public Holiday. The term "work" will also apply to the operation of plant, machinery and equipment.

14. Prior to the commencement of development an Employment and Training Scheme shall be submitted to the Local Planning Authority for consideration and written approval. The Scheme shall include a strategy to promote local supply chain, employment and training opportunities throughout the construction of the development.

15. Within 3 months of commencement of development the applicant shall submit a 'Percent For Art' scheme which details the commissioning and provision of public art to a value of £47,000 alone; or as a contribution of £47,000 pooled. Only the approved piece of public art shall be installed in accordance with the approved scheme and an approved timescale agreed in writing by the Local Planning Authority. The approved artwork installed shall be retained in situ as such for the life of the development associated therewith.

Councillors Callan, Hill and Gilby left the meeting at this point.

CHE/18/00842/FUL - PROPOSED ERECTION OF A 4 BED DETACHED BUNGALOW WITH GARAGE (CMRA RECEIVED 01/02/2019) AT LAND TO THE REAR OF 203 KESWICK DRIVE (FORMER CBC GARAGE SITE), NEWBOLD, DERBYSHIRE S41 8HQ FOR MR D WOOD

That consideration of the application be deferred, at the officer's request, to allow the Coal Authority objections to be resolved.

*The Chief Building Control Officer reported that pursuant to the authority delegated to him he had determined the under-mentioned plans under the Building Regulations:-

Approvals

19/00248/DEXFP	Single storey living room extension and removal of loadbearing wall to create kitchen/dining at 6 Southfield Avenue Hasland Chesterfield S41 0LX
18/06435/DEXFP	Loft conversion at 27A Ashgate Road Chesterfield S40 4AG
18/05982/DOMFP	Two dwellings on land to side of 97 Station Road Old Whittington Chesterfield S41 9AW
19/00379/DEXFP	Conversion of loft to mezzanine at 39 Morris Avenue Newbold Chesterfield S41 7BA
18/06535/DEXFP	Single storey extension to the rear at 4 Cranleigh Road Woodthorpe Chesterfield S43 3BH
19/00592/DEXFP	Single storey kitchen extension at 13 Highfield Avenue Newbold Chesterfield S41 7AZ
19/00167/DEXFP	Loft conversion at 602 Chatsworth Road Chesterfield S40 3JX

108 **APPLICATIONS FOR PLANNING PERMISSION - PLANS DETERMINED BY THE DEVELOPMENT MANAGEMENT AND CONSERVATION MANAGER (P140D)**

*The Development Management and Conservation Manager reported that pursuant to the authority delegated to him, he had determined the under-mentioned applications subject to the necessary conditions:-

(a) Approvals

CHE/18/00527/REM	Amended variation of condition 1 (alterations to approved drawings) of CHE/17/00685/REM - for residential development of 120 dwellings to allow a minor layout amendment - revised plans
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received 29.1.19. Condition Number(s): 1
 Conditions(s) Removal: To update the plans to allow a minor layout amendment. All external dimensions and elevational treatments shall be as shown on the approved plans 280-RP-01 E; 280-RP-02; 280-03 rev G; 280-RP-05; 280-RP-06; 280-RP-07 C; 41379/002 rev B; 41379/008; 41379/009 rev F; 41379/022 rev A; R/2009/9C received 29.01.2019; G1-00-PD; PD/G1/01; PD/04/01; PD/04/02; PD/04/04; PD/04/05; PD/06/01; PD/06/02; PD/07/01; PD/07/02; PD/07/04; PD/31/01; PD/31/02; PD/51/01; PD/53/01; PD/53/03; PD/54/01; PD/55/01; PD/56/01; PD/57/01; PD/59/01; PD/59/03; PD/60/01; PD/60/03; PD/61/01; PD/61/02; PD/70/01; PD/71/01; P.01.00; P.14.00.V0 with the exception of any approved non material amendment or amendment required by conditions of this consent at land north-east of Sainsburys Roundabout Rother Way Chesterfield for Harron Homes

CHE/18/00653/FUL	Extension to existing premises to form store - Revised drawing received 25.10.18 at 16- 18 Steeplegate Chesterfield S40 1SA for Iceland Foods Ltd
CHE/18/00683/COU	Change of use of flat above hairdressers to nails and beauty at Flat 3 Peak Stores Poolsbrook Road Duckmanton S44 5EJ for Mr and Mrs Robinson
CHE/18/00694/FUL	Residential development comprising 10 no. new dwellings - revised plans rec'd 07/01/2019, 09/01/2019 and 15/01/2019 at Heaton Court Meynell Close Chesterfield for Chesterfield Borough Council
CHE/18/00718/RET	Retention of two small windows to south facing wall of rear ground floor extension at 81 Old Hall Road Chesterfield S40 1HF for Mr Andrew Vickers

CHE/18/00723/FUL	Change of use from commercial to residential at Hurst House 11 Abercrombie Street Chesterfield S41 7LW for Mr Kevin Burns
CHE/18/00724/LBC	Listed building consent to facilitate the change the use from commercial to residential at Hurst House 11 Abercrombie Street Chesterfield S41 7LW for Mr Kevin Burns
CHE/18/00742/FUL	Raise ridge and eaves to create rooms in the roof space; proposed attached garage; boundary wall to the north and east elevations; new vehicular access to the north elevation off Salisbury Avenue; re-build external brickwork to front elevation - red facing bricks and new porch to the front elevation (revised drawings submitted 03/12/18, 11/12/18, 28.12.2018, 15/1/2019 and 25.01.2019 at 36 Lansdowne Avenue Newbold S41 8PL for Mr Mick Shaw
CHE/18/00777/FUL	Removal of existing roof structure and replacement rooms in the roof and dormers and new access and driveway (revised block plan received 03.01.2019 with amended red line boundary) at 307 High Street New Whittington S43 2AP for Mr and Mrs Mark and Liz Boshier
CHE/18/00780/FUL	New semi-detached dwelling (Revised Drawings received 10.01.2019) at 58A Coronation Road Brimington S43 1EX for Mr Ian Read
CHE/18/00782/FUL	Re-submission of CHE/18/00339/FUL - Single storey side and rear extension and detached single garage with store (with reduced rear extension with flat roof and smaller garage) at 14 Milford Road Inkersall S43 3ET for Patterson
CHE/18/00787/FUL	Front extension forming 2 garage spaces set partially below ground with 2 floors above and loft conversion above existing bungalow. Off road parking and increase in extent of dropped kerb to form off street parking/turning area (additional

block plan provided with visibility splay and parking provision 15.01.2019) at 92 Spital Lane Spital Chesterfield S41 0HJ for Mr and Mrs Mark Youd

- CHE/18/00796/FUL Construction of a flow forge plant cage/compound and installation of air conditioning/refrigeration plant to cage/compound and designated plant area on roof complete with access ladder and handrail and replacement steps together with the forming of opening in external wall associated with same at 18 Steeplegate Chesterfield S40 1SA for Iceland Foods Ltd
- CHE/18/00816/FUL Application to retain permanent consent for 8 bed hostel at Parkhouse Lodge 30 Highfield Road Newbold S41 7EY for Action Housing and Support
- CHE/18/00819/FUL Installation of 7 new all-weather pitches to existing grass pitches in order to increase the number of all-weather pitches at Poolsbrook Caravan Club Site Poolsbrook Country Park Pavilion Drive Poolsbrook S43 3WL for Caravan and Motorhome Club Site
- CHE/18/00821/FUL Proposed front porch and rear kitchen extension at 23 South Lodge Court Ashgate Chesterfield S40 3QG for Mr and Mrs A Hopkin
- CHE/18/00827/RET Retrospective application for the changes in maximum roof heights of 3.5 metres to 5 metres and the eaves height from 2.3 metres to 2.6 metres to CHE/15/00569/TPD - proposed conservatory extension at 293 Walton Back Lane Walton S42 7AA for Mr Chris Wells
- CHE/18/00831/FUL Two storey side extension at 55 Brearley Street Old Whittington S41 9LN for Mr and Mrs Simon Hogan
- CHE/18/00833/FUL First floor side extension and new gable to front elevation at 21 Stanford Way Walton S42 7NH or

Mr Nick Fieldhouse

CHE/18/00835/FUL	Removal of existing rear garden facing conservatory replaced with sun room. Existing single storey garage raised to 2 storey with mezzanine storage and additional canopy to existing side entrance at 750 Chatsworth Road Chesterfield S40 3PN for Dr Scriven
CHE/18/00846/FUL	Alterations and extension of existing club house at Clubhouse Bowling Green Broom Gardens Brimington S43 1NH for Mrs. P. Wright
CHE/18/00858/FUL	Re-submission of CHE/18/00560/FUL - single storey rear extension and detached garage at 78 Hady Crescent Hady S41 0EA for Mr Paul Mellors
CHE/19/00035/NMA	Non material amendment to CHE/15/00464/FUL (Proposed residential development of 9 x 3 bedroom houses and 10 x 2 bedroom flats) for minor revisions to layout to improve turning head and increase parking spaces and relocation of bin store to area between flats within a fenced at land to the rear of 79 Sheffield Road Stonegravels Chesterfield Derbyshire for Beauchief Homes Ltd

(b) Refusals

CHE/18/00789/FUL	Proposed storage building at land at Wharf Lane Chesterfield S41 7NB for Electotest UK
CHE/18/00794/FUL	Re-submission of CHE/17/00706/FUL for two storey side extension and front porch at 41 Lichfield Road Walton Derbyshire S40 3EZ for Mr Darren Ashmore
CHE/18/00807/TPO	Ash (T.1) - Fell due to - possibility of subsidence, nuisance to the retaining wall on the side of the brook, the canopy of the tree is close to the bus stop and possibility of falling branches .canopy of the tree overhangs the care home access path on the other side and is the access route for people

of age and mobility issues. Garage is suffering from cracking, risk of falling branches on people at the bus stop and will need regular maintenance and inspections. Tree is part of a larger group of trees and cannot be seen easily when travelling along the road, works have revealed staining within the branches. Tree is a large mature tree and is dominant within the useable garden assessed on its suitability it is unlikely that a tree of such species would be proposed for this residential location at 9 Norbriggs Road Woodthorpe S43 3BW for Mrs Samantha Asquith

(c) Discharge of Planning Condition

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| CHE/18/00839/DOC | Discharge of conditions 3 (drainage), 5 (remedial work), 6 (remediation scheme), 9 (root protection), 10 (location of construction vehicles), 11 (site layout plan), 12 (bat survey), 13 (ecological enhancement strategy), 15 (lighting), 16 (on site storage), 22 (maintenance of streets) and 25 (materials samples) of CHE/16/00121/FUL at land to the west of Keswick Drive Newbold Derbyshire for Woodall Homes Ltd |
| CHE/19/00027/DOC | Discharge of conditions 9 and 14 for application CHE/15/00394/FUL - Construction of two residential blocks of three town houses with car parking and external works on land at Upper King Street at land at Upper King Street Brimington Derbyshire for Evans Murphy development |

(d) Prior notification approval not required

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| CHE/18/00832/TPD | Proposed rear extension at 50 Elm Street Hollingwood S43 2LH for Mrs Denise Watts |
| CHE/19/00005/TPD | Single storey rear extension. Full width of the house, extending 8 metres from original rear wall, flat roofed, outlined in blue on the shed. Kitchen extension and pitched roof to remain at 151 Walton Road Walton Derbyshire S40 3BX for Mrs F Legallez |

(e) Prior Notification Demolition Approval

CHE/18/00868/DEM Demolition of units 32 and 33 which are beyond economic re-use at Units 32 and 33 M1 Commerce Park Markham Lane Duckmanton Derbyshire S44 5HR for Impala Estates Ltd

109 APPLICATIONS TO FELL OR PRUNE TREES (P620D)

*The Development Management and Conservation Manager reported that pursuant to the powers delegated to him he had determined the under-mentioned applications in respect of:-

(a) The felling and pruning of trees:-

CHE/19/00014/TPOEXP Consent is granted to the felling of two dead trees within G6 on the order map for Mr Queening of 89 The Green, Hasland, with a condition to plant one Mountain Ash in the first available planting season after felling.

CHE/19/00025/TPOEXP Consent is granted to the pruning of two Oak trees reference T14 and T15 on the order map for Mr Cuddy of 92 Highland Road, New Whittington.

CHE/18/00807/TPO Consent is refused to the felling one Ash tree reference T1 on the order map for Apex Environmental Ltd on behalf Mr and Mrs Asquith of 9 Norbriggs Road, Woodthorpe.

(b) Notification of Intent to Affect Trees in a Conservation Area

CHE/18/00849/CA Agreement to the pruning of one Ash tree by reducing the branches growing towards the property to give a 3 metre clearance from the structure. The pruning will have no adverse effect on the amenity value of the area.
The pruning of one Ash tree for Mr Richard Carter of 19 Hunters Walk.

The tree is within the Town Centre Conservation Area and the applicant wishes to prune the tree which is located in the neighbouring land and close to the new property.

CHE/19/00006/CA

The pruning of one Quince tree for Ms Slinn on behalf of the NHS Trust, Bayheath House, Rose Hill West.

Agreement to the pruning of one Quince tree by reducing the branches growing towards the structure and driveway and crown lifting the lower branches. The pruning will have no adverse effect on the amenity value of the area.

The tree is within the Town Centre Conservation Area and the applicant wishes to prune the tree which is located in the neighbouring land at 82 Saltergate and overhanging the entrance driveway to Bayheath House.

110 **APPEALS REPORT (P000)**

The Development Management and Conservation Manager reported on the current position in respect of appeals which had been received.

***RESOLVED -**

That the report be noted.

111 **PLANNING AGREEMENT REPORT**

The Local Government and Regulatory Law Manager and the Development Management and Conservation Manager submitted a joint report to inform members about outcome of planning agreements which had been authorised and to summarise the terms of completed agreements.

***RESOLVED –**

That the report be noted.

112 **ENFORCEMENT REPORT (P410)**

The Local Government and Regulatory Law Manager and the Development Management and Conservation Manager submitted a joint report on the current position regarding enforcement action which had been authorised by the Council.

***RESOLVED -**

That the report be noted.